



FOR RENT

**9 FELLWAY CLOSE
LOSTOCK HALL
PRESTON
PR5 5YW**



Rent: £1050 p.c.m

- Detached 'true' bungalow
- Three bedrooms
- Two reception rooms
- PVCu double-glazed
- Gas central heating
- Driveway & single garage
- Quiet yet convenient location

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.

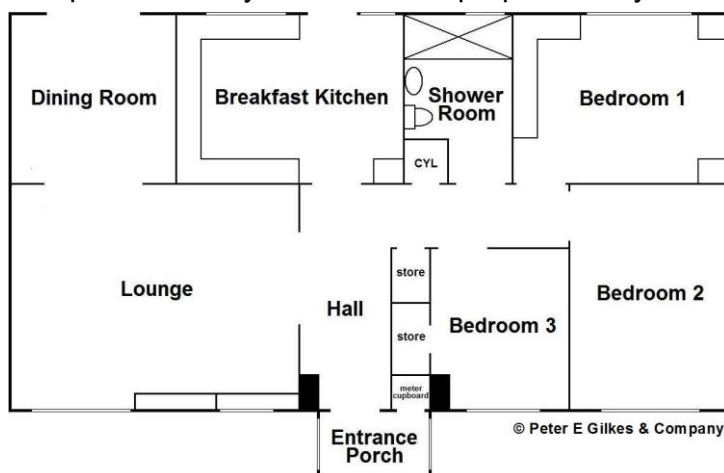


CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: This detached 'true' bungalow provides well proportioned accommodation and benefits from occupying a quiet yet convenient location. A viewing is essential to appreciate the appealing qualities this home has to offer.

Floor Plan: The plan is merely for illustration purposes only and not to scale



Accommodation: Entrance Porch

(all sizes are approx) PVCu double-glazed windows and door. Meter cupboard.

Hall

Double doors through to lounge. Central heating radiator. Storage cupboard.

Lounge 4.8m x 3.6m (15'7 x 11'8)

Decorative brick fireplace with tiled hearth. PVCu double-glazed windows. Central heating radiators. Archway through to dining room.

Dining Room 2.9m x 2.7m (9'6 x 8'9)

Central heating radiator. Patio windows opening onto rear garden.

Breakfast Kitchen 4.1m x 2.9m (13'5 x 9'5)

Fitted kitchen with a range of white cupboards, base cupboards and drawers. Contoured worktops with inset gas hob and stainless sink unit and double drainer. Integrated double oven. Plumbed for washing machine. Central heating radiator. PVCu double-glazed windows and door.

Bedroom 1 3.6m x 2.9m (11'8 x 9'6)

Fitted wardrobes, top boxes and drawers. PVCu double-glazed window overlooking rear garden. Central heating radiator.

Bedroom 2 3.6m x 2.7m (11'8 x 8'9)

Central heating radiator. PVCu double-glazed window.

Bedroom 3 2.7m x 2.5m (8'11 x 8'2)

Store cupboard with hanging rail and shelves. Central heating radiator. PVCu double-glazed window.

Shower room

Three-piece suite comprising of walk-in shower cubicle with Mira shower, low flush WC and pedestal wash basin. Part tiled walls. Central heating radiator. PVCu double-glazed window.

Outside: At the front of the bungalow is a lawned garden with established plants and bushes. A side driveway enables on-site parking and leads to a brick built, single garage. Twin paths lead around to the rear garden which is predominately laid to lawn with stocked borders and additional concrete flagged patio area.

Lease Terms: To be let subject to an Assured Shorthold Tenancy Agreement.

Rent: £1050 per calendar month

Duration: Six months.

Outgoings: The tenant(s) will be responsible for the payment of all outgoings e.g. electricity, gas, water, telephone, council tax etc. The bungalow has been placed in Band D which currently equates to a Council Tax of approximately £2340 per annum.

Insurance: The tenant(s) will be responsible for insuring their own furniture and contents.

Bond: A bond of £1050 will be required and in accordance with legal requirements this will be paid into a Tenancy Deposit Protection Scheme.

References: A specialist reference company will be instructed to check suitability of a prospective tenant(s).

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Lounge



Dining Area



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Rear Garden